



**Dragon Road, Hatfield, AL10 9NX**



**welcome to**

## **Dragon Road**

A great three bedroom upper floor apartment in the very sought after Salisbury village in Hatfield. Perfectly situated for local amenities and close to Hatfield business park and the David Lloyd Club. The property comprises spacious entrance hall, the property benefits from high ceilings and Juliet balcony windows throughout to all aspects letting in streams of light in. The kitchen area has a range of base and eye level units with work tops over, one and half bowl sink unit with mixer tap over and extractor and washing machine, space for fridge/freezer, tiling to all splashback areas, tiled floor, inset spot light to ceiling. There are three good size bedrooms, master with shower room en-suite as well as a three piece bathroom suite which is fully tiled. Further benefits include gas central heating, secure underground park and on street parking permits. NO CHAIN.



### Entrance Hall

Cupboard, Radiator, Lino Flooring, Spotlights

### Dining Room

8' 4" x 9' 1" (2.54m x 2.77m)

Two Juliette Balconies, Radiator, Carpet

### Kitchen

8' x 12' 9" (2.44m x 3.89m)

Fitted Wall & Base Kitchen, Double Glazed Window to Side, Sink/Drainer, 1 Bowl Sink, Work Surfaces, Tiled Backsplash, Cooker Hood, Washing Machine, Fridge Freezer, CH Boiler, Radiator, Lino Flooring

### Bedroom 1

8' 1" Max x 15' 2" Max (2.46m Max x 4.62m Max)

Double Glazed Window to Side, Juliette Balcony, Radiator, Carpet, Spotlights

### En Suite

Shower Cubicle, Wash Hand Basin, Extractor Fan, W/C, Part Tiled, Shaver Point, Radiator, Downlights, Tiled Flooring

### Bedroom 2

8' 6" Max x 14' 7" Max (2.59m Max x 4.45m Max)

Double Glazed Juliette Balcony to Rear, Radiator, Carpet, Spotlights

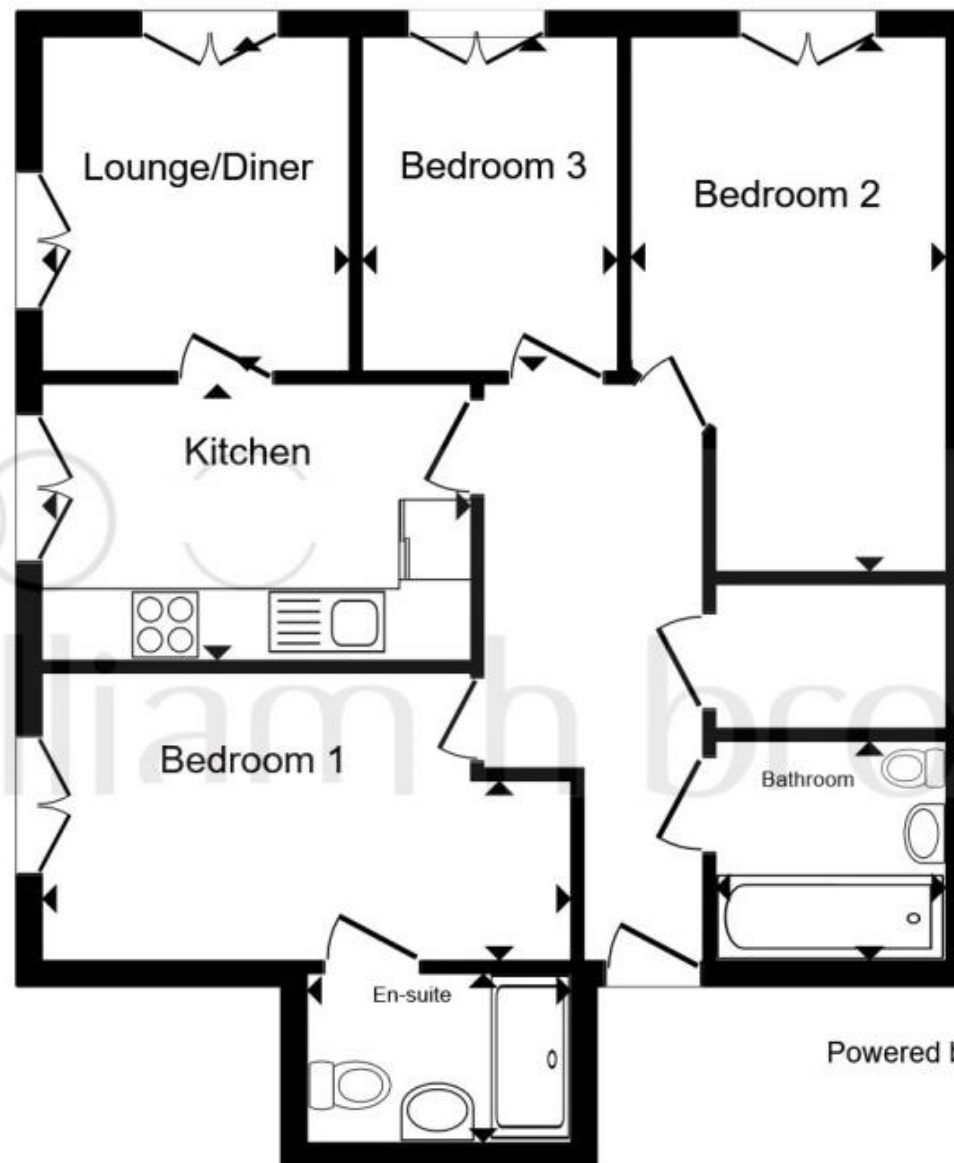
### Bedroom 3

8' 9" x 9' 11" (2.67m x 3.02m)

Double Glazed Juliette Balcony, Radiator, Carpet, Spotlights

### Bathroom

Radiator, Bath with Mixer Taps, Wash Hand Basin, Extractor Fan, Shaver Point, W/C, Part Tiled, Tiled Flooring, Downlights



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## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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## welcome to Dragon Road

- Three Bedrooms
- CHAIN FREE!
- Secure Underground Parking
- Upper Floor
- Popular Location

Tenure: Leasehold EPC Rating: C

# OIEO £270,000



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
WGN105912 - 0003

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Please note the marker reflects the  
postcode not the actual property

  
william h brown



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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